



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 17 DECEMBER 2012
AGENDA ITEM 8C**

BAR Case No. TLHP-2012-0133 201B Harrison Street – Fireworks Pizza, add a door and wood bridge to serve as a secondary means of egress, replacing the previously approved back expansion under COA TLHP-2011-0046

<u>Reviewer:</u>	Kim K. Del Rance, LEED AP
<u>Address:</u>	201B Harrison Street
<u>Zoning:</u>	B-1, H-1 Overlay District
<u>Applicant/Architect</u>	Gene Weissman, Architecture Inc.
<u>Owner:</u>	Gil Blankespoor

Site Description:

The former W&OD Freight Depot building currently sits in a commercial development made up of relocated historic structures in the Market Station complex. The Freight Depot building was relocated here in 1986 and is now restaurants on two levels. The main building remains mostly intact; however, it has been recorded that the German siding may not be original. The stick built details of the depot are commonly associated with the Craftsman style from the same time period of the turn of the 20th century.

Context: The freight depot building is a contributing structure in the Old and Historic District and contributes to the streetscape which historically was filled with industrial buildings and mills.

Site Development/Zoning Issues: None.

APPLICATION OF THE GUIDELINES:

H-1 Old and Historic District Design Guidelines

SITE DESIGN GUIDELINES

NEW FENCES AND WALLS

Handrails are only addressed specifically when discussing accessibility and ramps on p. 45

- **The proposed railing matches the existing railing it will connect to at Market Station.**

Inappropriate Treatments

For Fences & Walls Do not use fence or wall materials that are inconsistent with the visual characteristics of traditional fence and wall materials in Leesburg.

STAFF ASSESSMENT

The proposed bridge is preferred over the previously approved enclosure which would have hidden much of the architectural features that characterize the Depot building where Fire Works Pizza is located. The proposed materials and railing pattern match the existing railings they will connect to at Market Station, which is appropriate.



PREVIOUSLY APPROVED ENCLOSURE OF LOS TIOS DINING AREA AND FIREWORKS PIZZA ABOVE



NEW PROPOSAL FOR STAIRS AND BRIDGE TO EXISTING MARKET STATION WALKWAYS ABOVE

STAFF RECOMMENDATION

Based on the findings that:

- The proposed railing is consistent with the visual characteristics of traditional materials in Leesburg and matches the existing railing

Staff recommends approval of TLHP-2012-0133 subject to the drawings and materials submitted by Gene Weissman of Architecture Inc. as part of this application material set dated November 19, 2012.

DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

I move that TLHP-2012-0133 be approved subject to the application submitted by Gene Weissman of Architecture, Inc. on November 19, 2012 (or as amended by the BAR on December 17, 2012).